| 074.0 | 0002 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 823,400 / 823,400 |
| | | | | | USE VALUE: | 823,400 / 823,400 |
| | | | | | ASSESSED: | 823,400 / 823,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 131 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DUFFY PRISCILLA K |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 131 RIDGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BUDD ALAN S/DENISE C - |
| Owner 2: | - |
| Street 1: | 131 RIDGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 1834 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10240.000 | 314,400 | | 509,000 | 823,400 |
| Total Card | 0.235 | 314,400 | | 509,000 | 823,400 |
| Total Parcel | 0.235 | 314,400 | | 509,000 | 823,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.96 /Parcel: 448.96

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 46630

**GIS Ref**

**GIS Ref**

**Insp Date** 10/05/18

!6187!

## PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 314,400 | 0 | 10,240. | 509,000 | 823,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 314,400 | 0 | 10,240. | 509,000 | 823,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 314,400 | 0 | 10,240. | 509,000 | 823,400 | 823,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 278,000 | 0 | 10,240. | 509,000 | 787,000 | 787,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 278,000 | 0 | 10,240. | 436,300 | 714,300 | 714,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 278,000 | 0 | 10,240. | 407,200 | 685,200 | 685,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 278,000 | 0 | 10,240. | 349,100 | 627,100 | 627,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 250,300 | 0 | 10,240. | 312,700 | 563,000 | 563,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:28:09 |

**LAST REV**

| Date | Time |
|---|---|
| 01/23/19 | 15:52:18 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6187

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BUDD ALAN S/DEN | 45623-169 | | 7/15/2005 | | 581,000 | No | No | | |
| HAMILTON THOMAS | 32140-161 | | 12/15/2000 | | 362,000 | No | No | | |
| PAWLIK MARK J-E | 21772-474 | | 2/24/1992 | | 99 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/23/1998 | 497 | Redo Bas | 8,000 | | | | | REMODEL BASEMENT |
| 3/27/1996 | 84 | Manual | 3,886 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/5/2018 | Meas/Inspect | BS | Barbara S |
| 2/24/2009 | Meas/Inspect | 163 | PATRIOT |
| 11/16/2005 | MLS | MM | Mary M |
| 3/20/2001 | MLS | MM | Mary M |
| 1/22/2000 | Inspected | 263 | PATRIOT |
| 11/5/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 263 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 46630 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10240 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 4 | | | | | | | | | 509,043 | | | | | | 509,000 | |

| Total AC/HA: | 0.23508 | Total SF/SM: | 10240 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 509,043 | Spl Credit | | Total: | 509,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 12 - Board & Bat | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1961 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00999999 |
| Adj $ / SQ: | 129.533 |
| Other Features: | 88200 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 386302 |
| Depreciation: | 71852 |
| Depreciated Total: | 314450 |

## COMMENTS

BK; 18655 PG; 137 PAWLIK MARK J &
HAMILTON THOMAS W 646-8397 PDAS.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB 1 |

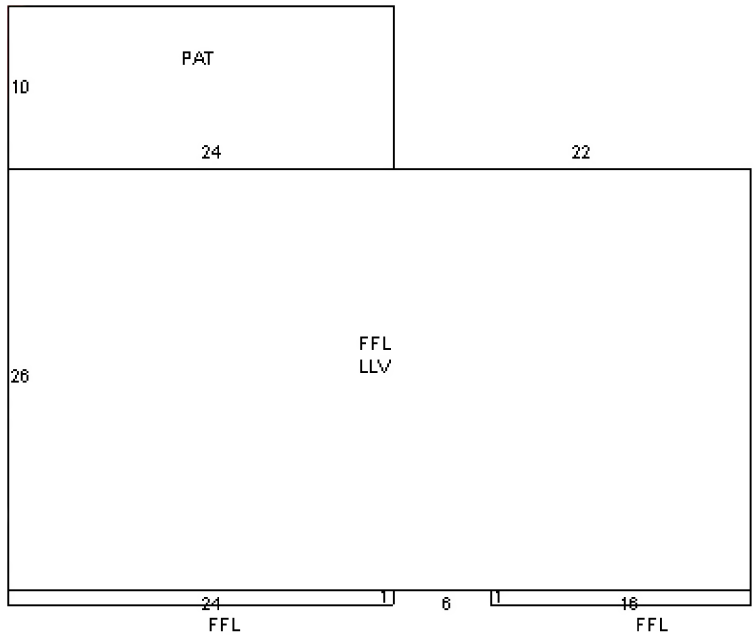
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 142.49 |
| Special Features: | 0 | Val/Su Net: | 117.66 |
| Final Total: | 314400 | Val/Su SzAd | 254.37 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,236 | 129.530 | 160,102 |
| LLV | Lower Level | 1,196 | 85.250 | 101,957 |
| PAT | Patio | 240 | 3.850 | 924 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,672 | | | Total: | 262,983 |
| Size Ad | 1236 | Gross Area | 2672 | FinArea | 1834 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 50 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

074.0-0002-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|